



# Lake County Coastal Plan Committee Minutes

November 30, 2011

The Lake County Coastal Plan Committee hereby finds and determines that all formal actions were taken in an open meeting of the Lake County Coastal Plan Committee and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chairman Boyd called the meeting to order at 6:01 p.m. at the Lake County Planning Commission conference room in Painesville, Ohio.

## ATTENDANCE

The following members were present: Messrs. Allen, Cain, Cicero, Gilmer, Klco, Landeg, Reichard, Rising, Scruggs, Stephenson, Urbanski, Webster, Welch, Zeitz and Ms. Taylor. Staff present: Mr. Boyd and Ms. Myers. Visitors present: Mr. Jason Sarosy and Mr. John Hurley.

## MINUTES

Mr. Welch moved to approve the August 24, 2011 minutes as submitted and Mr. Klco seconded the motion.

All voted "Aye".

## OLD BUSINESS

### Willoughby City Lakefront Plans

Mr. Boyd reported on the City of Willoughby lakefront plans. The City has finalized plans for both Osborne Park off Lakeshore Blvd. and Sunset Park. He distributed copies of plans for both parks that the Council approved a few weeks ago.

Osborne Park is extending their park amenities to the lake shoreline. Mr. Boyd had assisted them through the Planning Commission with zoning and parking issues. The future extension includes soccer fields, a fishing pier, breakwater to provide beach area, a walking/fitness trail, banquet facility, picnic shelter and new parking areas. Their bluff was graded for access to the water, where there is a minimal beach at this time. The first phase that they want to tackle is the parking lots and access road infrastructure to the back of the park. In mid-November, they applied for another ODNR CMAG grant geared towards construction. There are no boating facilities planned, just recreational swimming and paddle craft.

Sunset Park is approximately ¼ mile to the west. The City had actively been acquiring these parcels of land as they became available. They are looking to get the vegetation in check and put some switchback locations in there that are ADA approved with some low-impact lighting, increased parallel parking and some observation decks. It is important to note that no property was taken by eminent domain from any landowners for this project.

Mr. Landeg questioned if there was any news on the rather onerous Army Corps of Engineers monitoring stipulations requiring costly permits and if there was something that we could push for at this level. Mr. Boyd responded that Madison Township received their approval on their Madison Township Park with three segmental breakwaters at 100 feet offshore. They will have to do a

monitoring plan, but not nearly as significant as that for the North Perry Village project. Once they supplied the Corps with their financial commitment showing the financial ability to take out the amenities should something happen (supplied in the form of a Trustees resolution), the process seemed to flow. They will need to do a post construction monitoring plan every year for five years.

Mr. Landeg asked if there was any preliminary review by Coastal Management on this segmented layout on the waterside. Mr. Boyd did not know from the engineering aspect, but he knew they reviewed these projects because they are the funder of the planning process. They do an internal peer review of the final documents before closing everything. He did not know how much engineering staff time was put into that.

Mr. Rising asked if Sunset Park was in the area that houses were falling into the Lake and Mr. Boyd answered in the affirmative. The City did not take these properties; they purchased them as they were available. Mr. Cain said the fear of their property being taken is a major concern of the neighbors to the North Island project in Eastlake and he hoped that how Willoughby handled this project will get out to them.

#### Dr. Wagner of LEEDCo Presentation in August, 2011

Mr. Boyd asked if anyone had any questions or comments concerning Dr. Wagner's presentation on offshore wind turbines. He also stated that he had not heard any more about the project in Cleveland since he had sent Mr. Wagner a thank you letter with a request to keep us updated.

Mr. Zeitz was interested in finding out if there were any public meetings scheduled for projects in Lake County. Mr. Boyd stated that when Mr. Wagner originally called us, it sounded like his methodology was to get some technical committees together and to go to local boards first, then elected leaders, and then schedule more community-based meetings at local libraries. We have not been informed when or if these will occur in Lake County.

### **NEW BUSINESS**

#### Potential New Member

Messrs. Hurley, Boyd and Urbanski met a month or two ago regarding Painesville Township Park at the end of Hardy Road. The Painesville Township Park Board is a separate entity from Painesville Township Board of Trustees as well as Lake Metroparks. They have their own governing body and set of funds. The Park Board has a lease management agreement with Lake Metroparks for this property. Mr. Hurley called Mr. Urbanski to talk about an issue concerning a sheet pile wall installed in the 90's. ODNR came out to tour the site to see what could be done. Mr. Hurley called Mr. Boyd and sent a letter requesting to have the Painesville Township Park Board officially join the Lake County Coastal Plan Committee. This letter was presented to the Planning Commission last night where they received an approval to join. A letter will be forthcoming to them and they can let us know who the official member of this Committee will be.

Mr. Hurley said the Painesville Township Park Board is a separate park district according to the Ohio Revised Code. They have three trustees, Paul Hack, Bob Sidley and Mark Alexander, and are experiencing a problem regarding the retaining wall on the lake side of the property. In trying to find a remedy to that, he was made aware of this body and said he was authorized to ask to be considered for membership.

Mr. Urbanski stated that the Painesville Township Park Board is contracted with an engineer who is looking into this issue and coming up with potential solutions. Once we have some options to consider, we will make some decisions and go forward appropriately. Mr. Boyd said this Committee's

role would be to assist with grant opportunities to their Board and help with the State and Federal legislators to, hopefully, direct funds back this way.

#### ODNR-Lake Erie Shore Erosion Management Plan

The engineering staff of ODNR will be starting their second or third phase of their Lake Erie Shore Erosion Management Plan (LESEMP) and have scheduled a meeting at this facility tomorrow morning at 10:00 a.m. The study area is from Bratenahl to the Fairport Harbor/Grand River line. They will be speaking about their methodology, what they are looking to do, what the deliverables are to be, and what they need from the County and its communities. He believes County officials were invited to this meeting for an introduction to this plan by ODNR. They will also be holding a meeting at Mentor Library and another one in Willowick or Wickliffe for property owners. Mr. Boyd is looking to see what their data will afford us concerning remedies for our shoreline issues, predominantly with private landowners. It has been a concern of this Committee that our funding sources are only directed to public property and we have not been able to help the private landowners. He will let this Committee know what transpires at the meeting tomorrow. It was requested by Mr. Allen to make sure the special improvement district was understood and included on the ODNR agenda. This is a vehicle the homeowners could use to take the next step.

#### Community Updates:

N. Perry Village – Ed Klco: Mayor Klco said things looked good for them this year until about three weeks ago when they started getting storms and now there is a lot of sand in the harbor. A meeting has been scheduled with the U. S. Army Corps of Engineers on December 20 and JJR will be going up there to speak with them. The Village is looking at many different alternatives to see if there is some way to bring the cost of dredging down, such as making our walkway wider and buying their own dredging equipment. They had sent letters to the Army Corps, EPA and ODNR trying to stop them from dredging Fairport's river mouth and putting it along the shoreline. They were told the letter would not be considered until June 2012. Needless to say, they dredged and put the sand along the shoreline in the meantime. We are getting hit a lot harder with sand this Fall than last year.

In addition, the property owners next to them are complaining, talking about filing a lawsuit and have hired an attorney. This will definitely be in the papers sometime soon.

There will be two mid-watt wind turbines on Antioch Road by Spring, 2012. This is a joint venture between Painesville City Power and North Perry Village.

County Engineer's Dept. – Bruce Landeg: On the coastal front, the Engineer's Department is assisting Madison Township with the Stanton Park RFP. They thought it was all tied down and then ODOT came back with more comments focused on what we can do with the upland side in terms of the grant language.

Lake Metroparks – Vince Urbanski: Last summer, they closed down some property in Perry Twp. at the end of Blackmore Road at Clark Road and are working on some lakefront improvement plans including lake access, putting in some trails, and overlook decks. They are hoping to do more next year when funding is available.

Perry Township – Mark Welch: Everything is pretty much done at the lakefront until they can get some more capital funding. Mr. Boyd had stopped there a couple weeks ago because he was curious as to how the toe would hold up since they had not put in any rock and saw that it is starting to fall. They will need to address this issue.

Fairport Harbor Port Authority – Michael Scruggs: For the record, the Village of Fairport does not dredge the river harbor, the Army Corps of Engineers does. In tonight's package there was an article

on the zoning overlay district along the waterfront, which encompasses an area from High Street down to the River from approximately where the Convenient Store is all the way north to the Lake Erie shoreline. It shows a potential developer the possible uses that would be deemed acceptable. It is a very broad, mixed-use type overlay district that was written this summer. He thanked the Planning Commission for their help with this.

Mr. Boyd added that the land is basically zoned industrial but, with the overlay, a developer would be able to bring in hotels, convention centers, high-end office space and entertainment without having to go through the variance and rezoning processes. This meets the vision of our Coastal Development Plan. The next step is to inform the owners about what has been done and how they can be helped. With the Fairport Park getting over 200,000 visitors in the summer and Mentor figures show Headlands Park has about 4,000,000 people, the potential to economically capitalize on this is there.

Eastlake Port Authority – Mark Cain: They are going ahead with the Anchor Island project to encapsulate the south end of the island for erosion protection. He asked Mr. Boyd and Mr. Urbanski to talk about the property acquisition as he thought they were more informed.

Mr. Boyd had received an email from Mr. Sima on this topic. Anchor Island is a small island and North Island is the larger 30+ acreage island with about 20-30 individually platted lots that have been there for a long time. Lake Metroparks was donated two properties about two years ago. This led the Eastlake Port Authority to solicit a meeting with the Metroparks, Planning Commission, Chagrin River Watershed Partners, and Western Reserve Land Conservancy on how to acquire more property for open space. A mass mailing was sent to the landowners based on where their tax certificates were going this summer on Eastlake Port Authority letterhead simply describing the assets as it was determined there were many absentee owners. The letter described how this Island fits into the Coastal Development Plan and asked if they would be willing to donate their lots for open space. They received two or three right away and had heard there may be some owners interested in selling their land for enough money to cover the transaction costs.

Painesville Township Park District – John Hurley: He had no comment at this time.

North Perry Village – Mark Cicero, Jr. and Lorrie Taylor: They stated that Mayor Klco presented everything earlier.

Lake County Development Council – Larry Reichard: Mr. Reichard made no comment.

RC&D – Bob Zeitz and Darrell Webster: Mr. Zeitz questioned what happened to the sand dredged in the marina by the Fairport Port Authority. It was stated that their dredging material gets placed right on the Fairport beach and does not become a part of the littoral drift system like the river dredge.

Mr. Zeitz said he and Mr. Webster were members of the Western Reserve Resource Conservation and Development Committee, which had been heavily impacted this year by a complete withdrawal of operating funds. The Director/Administrator for Lake County was pulled out by the State and the Board is trying to keep it together by operating with volunteers. Mr. Webster stated their funds are mostly designated to projects versus operations.

Lake County Port Authority – Harry Allen: As an addendum to Mr. Scruggs' report on the negatives in front of the developers to do work in northeast Ohio, it is basically the County Port Authority's view to consider taking the development opportunities in this area to a global market.

He brought attention to a news article in the agenda package concerning Fairport's Planned Waterfront Overlay District. The County Port Authority will take the lead in working with Mr. Boyd and others in Fairport in beginning to market that wonderful canvass into a world-wide developer

marketplace. We are hopeful that all that is needed is to catch the eye and interest of one group. In parallel to that, we are trying to get the attention of a property owner to come to the table to talk to us about what his vision is and to begin to set the table for an open dialog. The opportunities may lie outside this county or outside this region. If we can fairly represent it, they will understand that this footprint has been done elsewhere in the world and what they might be able to do with it here.

Mentor Harbor Yacht Club – Chuck Stephenson: Mentor Harbor Yacht Club has an 85 year old channel that needs \$2 million to repair it. Several years ago, they leased the channel to the Lake County Port Authority, but they have been unable to come forward with any funding to assist with this.

Willowick City – Mark Rising: The Willowick Planning Commission has been working for two years on zoning cleanup and rezoning some areas from Shoregate Towers all the way to 320<sup>th</sup>. This passed in November. They wanted to open this area up for development because they have such a great asset on the Lake and their location being only 20 minutes from Cleveland and a mile from the freeway to the shoreline. They want to open up more property in this area for the future. The next project is to put together architectural review standards.

Lake County Commissioner Representative – Dave Gilmer: There is a news article in today's Plain Dealer about how real estate is continuing to decline in value only at a slower rate. December 16, the Development Council will hold a presentation on the real estate market for both residential and commercial at Dino's at noon. There will be two experts to talk about the markets and what is going on in Lake County. The Development Council is interested in funding some small projects. He offered this possibility to Mr. Webster's group or anyone else who may have a project to consider in the Lake County area. Mr. Boyd tied into Mr. Gilmer's statement on property values, saying early estimates from the Auditor's office show another 10% reduction for property values in 2012.

Mr. Klco stated that his community is very frustrated with what has happened on their coastline. He asked for the support of this group. Anything this group or any individual communities could do, they would appreciate.

Mr. Boyd said he had written letters to multiple people already and asked Mr. Klco how he thought he or this Committee could be of help. Mr. Klco said he thought the next step might be for him to meet with the Commissioners to ask for some type of support.

Mr. Allen suggested this Committee could go to the Corps with a mitigation plan for the property owners to the east of the barrier islands. Mr. Boyd said this has been done through the Congressman's office and it appears the landowners do not want to settle for anything except to take the barriers out. Mr. Allen said reasonable people react to reasonable options. Let's come up with a reasonable option for them. That development has actually had very little impact on the landowners and someone is trying to take advantage of the situation. He would like to come up with a plan to include JJR with proactive options to take care of this situation and coordinate it with a public park. The County Port Authority offers a private property owner a way to finance that capital investment over 20 years and contractors are looking for work right now.

Madison Township Park is currently under construction. The submerged land lease has been signed by the Governor. There was a 45-60 day delay, at the fault of the State, because the lease got into the wrong inbox at ODNR. Stone is being delivered and the Township has not received any complaints. They are in phase one of improving the boat launch and parking areas. The concrete at the boat launch is being removed and the offshore breakwater design shows three modules about 100 feet off the shore and about 85 feet long. They will determine if it will be worthwhile to put in a wall to make a small harbor launch-type area after phase one is completed.

**NEXT MEETING:**

The next meeting will be held on Wednesday, February 22, 2012. The location is to be determined.

**ADJOURNMENT:**

Mr. Gilmer moved to adjourn the November 30, 2011 meeting at 7:08 p.m. Mr. Klco seconded the motion.

All voted "Aye".